

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting January 16, 2012

CALL TO ORDER

The meeting was called to order by President, Ron Skocypec, at 7:05 a.m. at The Emmons Company, Thousand Oaks.

BOARD MEMBERS PRESENT

Ron Skocypec
Larry Coleman
Susan Simowitz
Steven Dreyer
Clint Howard

OTHERS PRESENT

Kathy O'Connor Association Manager, The Emmons Company
Sue Spencer Recording Secretary, The Emmons Company

MINUTES

Motion: A motion was made by Larry Coleman to approve the November 14, 2011 Board of Directors meeting minutes. The motion was seconded by Steven Dreyer and passed unanimously.

FINANCIAL REPORT

The Board reviewed a copy of the November and December 2011 Financial Statements. As of December 31, 2011 the ending checking balance was \$26,447.47. The ending savings balance was \$95,647.09 and the total cash on hand was \$122,094.56.

Motion: A motion was made by Larry Coleman to approve the November and December 2011 financial reports as submitted. The motion was seconded by Steven Dreyer and passed unanimously.

Delinquency Report - The Board reviewed a copy of the delinquency report.

ARCHITECTURAL COMMITTEE

Architectural Log – The Board reviewed a current copy of the architectural log and approved the following application:

32503 Southshore – Solar Panels – Approved.

2524 Peachwood Place - The Board unanimously ratified their denial for landscape plans submitted on December 9, 2011 for “privacy screening” for the also denied walk-on deck.

OLD BUSINESS

Violations– Management reported that violation notices are being sent to owners who are not in compliance with the CC&R’s.

Tank Site – Susan Simowitz reported that the Water District has put a hold on the water tank project for further review.

NEW BUSINESS

Tree Trimming – The Board unanimously ratified a proposal submitted from TreeScapes in the amount of \$1,680 for the trimming of 25 California Pepper trees and 6 Crepe Myrtle trees.

Annual Meeting - The Board held a discussion regarding the upcoming annual meeting scheduled for February 22, 2011 at the First Neighborhood Community Center.

Appoint Inspector of Elections – The Board appointed The Emmons Company as the Inspector of Elections and to collect nominations from the membership.

Picnic in the Park – Larry Coleman suggested having an old fashioned picnic in the park to be held in the month of May. The Board agreed. Larry will spearhead the event.

ADJOURNMENT

There being no further business, the meeting was adjourned to executive session at 8:04 am.

Respectfully Submitted,

Sue Spencer
Recording Secretary